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PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar**,** 14th July, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/245 of 2025/UDUHD/TPS/e-File/18/2023/10988/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No.GH/V/103 of 2019/TPS-112018-7756-L, dated 20.07.2019 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 29 (Gota-Chandlodiya-Sola) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Municipal Corporation, Ahmedabad (hereinafter referred to as "the said Authority");

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 29 (Gota-Chandlodiya-Sola) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in schedule appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "સ્થળ ઉપર થયેલ હયાત બાંધકામને ધ્યાનમાં લઈ ઓછી કપાત કરેલ છે. જો મૂળખંડની જમીનમાં રી-ડેવલોપમેન્ટ કરવામાં આવે ત્યારે નિયમાનુસારની કપાત કરવાની રહેશે." is deleted in Case No. 2, 6, 8, 12, 15, 19, 22, 24, 30, 31, 35+36, 47, 49 and 50+53, in remarks column of redistribution statement.

2. The condition "સદર મૂળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહી.)" is added in Case No. 2, 6, 12, 15, 24, 30, 31, 35+36, 47 and 50+53, in remarks column of redistribution statement.

3. The condition "અંતિમખંડમાં ડેવલોપમેન્ટ/રીડેવલપમેન્ટના કેસ રજૂ થાય તે સમયે લાગુ રસ્તાની પહોળાઈ મીનીમમ ૧૨.૦૦ મી. સૂચવવાની રહેશે." is deleted in Case No. 32 in remarks column of redistribution statement.

4. The condition "અંતિમખંડમાં ડેવલોપમેન્ટ/રીડેવલપમેન્ટ ના કેસ રજૂ થાય તે સમયે લાગુ રસ્તાની પહોળાઈ મીનીમમ ૧૨.૦૦ મી. સૂચવવાની રહેશે." is replaced with the condition "અંતિમખંડમાં ડેવલોપમેન્ટ/ રીડેવલપમેન્ટના કેસ રજૂ થાય તે સમયે સદર અંતિમખંડના ક્ષેત્રફળમાં ફેરફાર કર્યા સિવાય લાગુ રસ્તાની પહોળાઈ મીનીમમ ૧૨.૦૦ મી. સૂચવવાની રહેશે." in Case No. 10 and 11 in remarks column of redistribution statement.

5. The condition "અંતિમખંડમાં ડેવલોપમેન્ટ/ રીડેવલપમેન્ટના કેસ રજૂ થાય તે સમયે સદર અંતિમખંડના ક્ષેત્રફળમાં ફેરફાર કર્યા સિવાય લાગુ રસ્તાની પહોળાઈ મીનીમમ ૧૨.૦૦ મી. સૂચવવાની રહેશે." is added in Case No. 18 in remarks column of redistribution statement.

6. The condition "અંતિમખંડમાં જમીનમાલિકોનાં હક્ક-હિસ્સા તેમની મૂળખંડમાંની જમીનમાંનાં હક્ક-હિસ્સાનાં પ્રમાણમાં રહેશે." is added in case no. 48 in remarks column of redistribution statement.

7. The purpose of the Final Plot No. 76 (સામાજીક માળખા), Final Plot No. 78 (પાર્કિંગ), Final Plot No. 80/1 (બગીચો) and Final Plot No. 100 (અર્બન ફોરેસ્ટ્રી) as shown in the redistribution statement, are modified as Final Plot No. 76 (વાણિજ્યના હેતુ માટે વેચાણ) Final Plot No. 78 (સામાજીક માળખા (પશુપાલન ઉપયોગ હેતુ)), Final Plot No. 80/1 (અર્બન ફોરેસ્ટ) and Final Plot No. 100 (રહેણાંકના હેતુ માટે વેચાણ), as shown in the accompanying plan and the redistribution statement.

8. The 12.00 mtr. wide road line shown in blue color along 9.00 mtr. wide proposed T.P Road as shown in the accompanying plan, passing through Final Plot No. 2/1, 74, 13, 73, 72, 11 and 75, Final Plot No. 89, 21, 26 and 90 and Final Plot No. 34, 96, 35, 103, 30, 36 and 97/1 shall be implemented at the time of development/ redevelopment of the above mentioned Final Plots as shown in in the accompanying plan.

9. The boundary of the Final Plot No. 51 and Final Plot No. 53, are modified as shown in the accompanying plan.

10. The area of Final Plot No. 64 (વાણિજ્યના હેતુ માટે વેચાણ) admeasuring 3738 sq.mtr. is modified as 3736 sq.mtr., as shown in the redistribution statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Signature Not Verified
Signed by:BHOLUSINGH G THAKUR
Date: 2025.07.18 10:09:19 +05:30
Reason: Validate Document
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